



City of Carmel

Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, October 25, 2004

Time: 7:00 P.M.
Place: Council Chambers
Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. Public Hearing.

(Arwood Residence - tabled to the full BZA from the Hearing officer agenda

The applicant seeks the following development standards variance:

Docket No. 04090026 V Chapter 5.04.03.C.1 side yard aggregate

The site is located at 14442 Cherry Tree Rd. The site is zoned S-1/Residence.

Filed by Michael Arwood.)

1-10h. TABLED: ~~116th/Keystone Retail Shops~~

The applicant seeks the following development standards variances:

Docket No. 04080027 V Chapter 14.04.02 60 ft front yard

Docket No. 04080028 V Chapter 14.04.03 30 ft side yard

Docket No. 04080029 V Chapter 14.04.05 30 ft rear yard

Docket No. 04080030 V Chapter 14.04.09 80% lot coverage

Docket No. 04080031 V Chapter 14.06 30 ft greenbelt adjacent to residence

Docket No. 04080032 V Chapter 23A.02 120 ft front yard from US 431 R/W

Docket No. 04080033 V Chapter 23A.03 30 ft greenbelt along US 431

Docket No. 04080034 V Chapter 23A.04 parking prohibited in greenbelt

Docket No. 04080035 V Chapter 25.07.02 9(b) number of signs

Docket No. 04080036 V Chapter 26.04.05 buffer yards

The site is located at the northeast corner of 116th St. and Keystone Ave.

The site is zoned B-3/Business within the US 431 Overlay.

Filed by Steve Hardin of Bingham McHale for Eclipse Real Estate, Inc.

10-14h. TABLED ~~Companion Animal Hospital~~

Applicant seeks use variance & development standards variance approvals for veterinary hospital.

Docket No. 04090009 UV Chapter 19.01 permitted uses

Docket No. 04090010 V Chapter 27.05 number of parking spaces

~~Docket No. 04090023 V Chapter 26.04.05 buffer yard requirements~~
~~Docket No. 04090024 V Chapter 1904.03 side yard setbacks~~
~~Docket No. 04090025 V Chapter 19.04.02 front yard setback~~
The site is located at 1425 S Range Line Rd and is zoned B-8/Business.
Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.

15-19h. St. Vincent Medical Office Building

The applicant seeks development standards variances for a medical office building:

Docket No. 04090018 V Chapter 25.07.02-10.B number of signs
Docket No. 04090019 V Chapter 25.07.02-10.D ground sign height
Docket No. 04090020 V Chapter 23C.09.D facade projections/recessions
Docket No. 04090021 V Chapter 25.07.02-10.B sign oriented north
Docket No. 04090022 V Chapter 25.07.02-10.B sign oriented south

The site is located at 10801 N Michigan Rd. The site is zoned B-2/Business within the US 431 Overlay Zone. Filed by Mary Solada of Bingham McHale for BW Partners.

I. Old Business.

1h. Martin Marietta Materials - Mueller Property South

The petitioner seeks special use approval for a sand and gravel extraction operation.

Docket No. 04040024 SU Chapter 5.02.02 special use in the S-1 zone

The site is located at the southwest corner of the intersection of East 106th Street and Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.

Filed by John Tiberi of Martin Marietta Materials, Inc.

2h. Martin Marietta, Appeal to Director's Determination of

The applicant would like to appeal a Director determination that Martin Marietta's operation is a legal, nonconforming use:

Docket No. 04070020 A Chapter 28.06 Existence of a Nonconforming Use

The site is located north of 106th Street and west of Hazel Dell Parkway. The site is zoned S-1/Residence - Low Intensity. Filed by Tom Yedlick.

J. New Business.

1j. Proposed amendments to Article IX (BZA Rules of Procedure), Section 30.08: Alternate Procedure (Hearing Officer), and Chapter 21: Special Uses.

K. Adjourn.